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HERE TO GET *you* THERE

3 Moor View Drive, Woodseats, Sheffield, S8 0HL

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£325,000

Nestled in the picturesque Moor View Drive, this charming house boasts four bedrooms, offering ample space for a growing family or those who love to entertain. The split-level living arrangement adds a touch of character to the property, creating distinct living areas for relaxation and socialising.

One of the standout features of this property is the stunning gardens to the rear of the house offering a tranquil retreat, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

For nature lovers, the property's prime location backing onto woodland ensures a peaceful and scenic backdrop, ideal for leisurely strolls or simply unwinding in the serenity of nature. Don't miss the opportunity to make this delightful house your new home.

The property also benefits from a driveway together with an undercroft basement/garden room which can access from both internally and from the garden.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

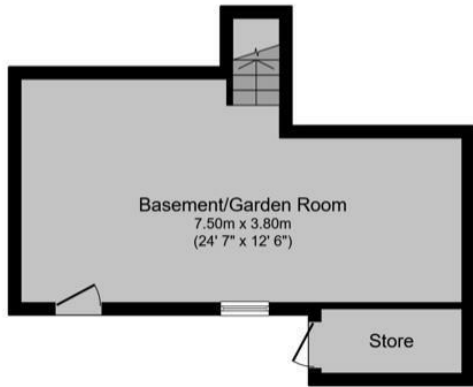
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

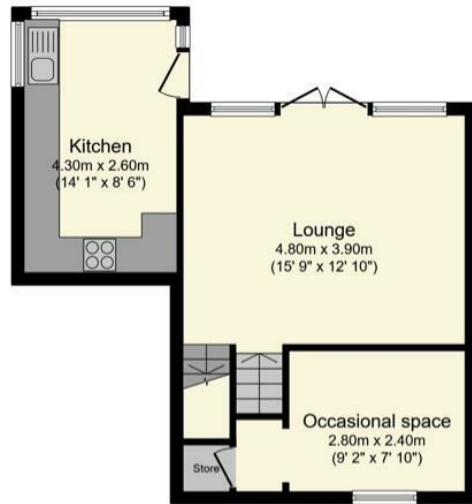
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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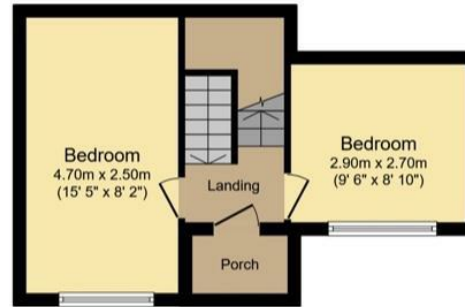
Lower Ground Floor

Floor area 29.1 sq.m. (313 sq.ft.) approx



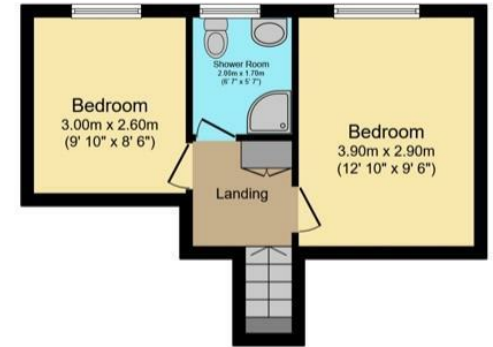
Ground Floor

Floor area 42.2 sq.m. (454 sq.ft.) approx



First Floor

Floor area 29.1 sq.m. (313 sq.ft.) approx



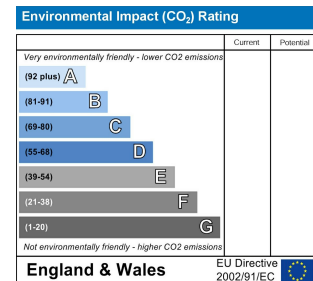
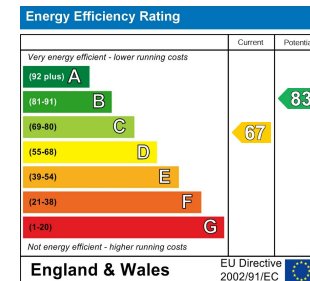
Second Floor

Floor area 28.0 sq.m. (301 sq.ft.) approx


Total floor area 128.4 sq.m. (1,382 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









